



**CITY OF GILLETTE
PLANNING COMMISSION**

Tuesday, June 14, 2022

6:00 PM

Council Chambers

**201 E. 5th Street, Gillette, Wyoming 82716
(307) 686-5281**

Call To Order

Approval of Minutes

1. Meeting Minutes of May 10, 2022

Cases

Case No. SUB2022-0006 Minor Final Plat – Trail Creek Subdivision

Case No. ZMA2022-0007 Zoning Map Amendment – 204 and 206 W 1st Street

Case No. DP2022-0001 Development Plan – U-Haul

Old Business

New Business

Adjournment

Planning Commission Meeting Comment Form

CHAIRMAN

Trevor Matson

VICE-CHAIRMAN

Ryan Conklin

BOARD MEMBERS

**Shaun Hottell
Richard Cone**

Matthew Nelson

**Ian Scott
Jack Colson**

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**CITY OF GILLETTE
PLANNING COMMISSION
June 14, 2022 6:00:00 PM
Council Chambers
201 E. 5th Street, Gillette, Wyoming
(307)686-5281**

DATE: 6/14/2022 6:00:00 PM

CASE NUMBER AND TITLE:

Meeting Minutes of May 10, 2022

APPLICANT/OWNER:

AGENT:

CASE SUMMARY:

CASE BACKGROUND:

CASE REQUIREMENTS:

STAFF RECOMMENDATION:

CASE MANAGER:

TENTATIVE CITY COUNCIL DATE:

ATTACHMENTS:

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☐ [Planning Commission Minutes 05/10/2022](#)

CITY OF GILLETTE PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
Council Chambers ~ City Hall ~ May 10, 2022

PRESENT

Commission Members Present: Chair Trevor Matson, Shaun Hottell, Jack Colson, Ian Scott, and Richard Cone.

Commission Members Absent: Vice-Chair Ryan Conklin, Matthew Nelson,

Staff Present: Clark Sanders, Sr. Planner; Jill McCarty, Sr. Administrative Assistant; Joe Schoen, City Engineer.

CALL TO ORDER

Chair Matson called the meeting to order at 6:00 p.m.

APPROVAL OF THE
MINUTES

A motion was made by Richard Cone to approve the meeting minutes of April 26, 2022. Shaun Hottell seconded the motion. Motion carried 5/0.

Case No.
SUB2022-0005
SUBDIVISION
MINOR- Tract 2A &
2B, Gillette Golf and
Country Club

The owner, Lowell Schweitzer, is proposing to subdivide 7.87 acres of land located off Butler Spaeth Road into two tracts.

The existing Tract 2 at 7.87 acres is being subdivided into two tracts, Tract 2A at 3.94 acres, and Tract 2B at 3.93 acres, off Butler Spaeth Road. The proposed lots meet the minimum lot size and minimum width requirements.

Access for both lots will be off Butler Spaeth Road through a shared access. Utilities will be required at the time of development and will be the responsibility of the developer and meet City standards. This subdivision is for ownership purposes. The proposed lots are currently zoned R-S, Suburban Residential District, but is in the process of a Map Amendment (ZMA2022-0005) to change it to Ag, Agricultural District.

Clark Sanders said the city had received two calls from the public on the case and were general inquiries only.

Chair Matson asked if there were any comments from the public or Commission on the case.

Josh Richardson was present and said while he was not against the proposed changes, the lots would have access off Butler Spaeth which is a major arterial road and therefore would potentially need to be widened. Mr. Richardson felt the cost and construction should be the part of the developer, even though it was not immediately needed at this time.

Shaun Hottell inquired if city staff recommended acceptance of the case, and Clark said the city did.

There being no further comments or questions, Ian Scott made a motion to approve the case. Jack Colson seconded the motion. Motion carried 5/0.

Case No.
ZMA2022-0006 –
ZONING MAP
AMENDMENT-Lot 3A,
Block 4, Westover
Hills Subdivision
Phase I

The owner, Steve Bruce, is proposing to rezone 0.4 acres of land from A, Agricultural District to MH, Mobile Home District.

This property is located along the southern side of Westover Road and is bounded by the Newton Addition. The Newton Addition is currently zoned MH, Mobile Home District. By including the proposed parcel in the zoning district, the overall district increases to 8.47 acres in size. The minimum district size of a MH, Mobile Home District is 5 acres. The proposal to rezone recognizes the changing conditions in the City.

Clark Sanders said the city had received several calls from the public on the case and were all general inquiries with no objections.

Chair Matson asked if there were any comments from the public or Commission on the case. There being no further comments or questions, Ian Scott made a motion to approve the case. Shaun Hottell seconded the motion. Motion carried 5/0.

Case No.
SM2022-0002 –
Tenth Hole Estates
Phase III

The applicant, C&J Real Estate, LLC, is seeking Preliminary Plat approval for 62 new single-family residential lots on 14.06 acres.

The 14.06-acre property is located at the west of the existing Tenth Hole Estates Phases 1 and 2 and north of the existing Sinclair Street right-of-way.

This Preliminary Plat includes the third phase of residential development in the Tenth Hole Estates area. This phase of the subdivision will extend Augusta Circle, Saint Andrews Lane and Wolf Creek Lane. A second access to Sinclair will be constructed at Miranda Avenue.

The property is currently zoned R-4, Multi-Family Residential. There are 12 lots on the west of the Augusta Circle right-of-way proposed for townhouses.

Water, Sewer, Storm Drainage, Electrical, Street, and sidewalk utilities will be required to be extended as part of the Final Plat submittal process.

The Parks and Beautification Board recommended the Developer pay a fee-in-lieu of any parkland dedication. The Parks and Pathways Master Plan does not indicate the need for additional parkland in this area. The Subdivision Regulations require a \$350 per lot fee be assessed when parkland area is not required as part of the Parks and Pathways Master Plan. For the proposed 62 Residential lots, this fee amounts to \$21,700 which will be required to be paid prior to obtaining a Permit to Construct and going before City Council for final subdivision acceptance.

Clark Sanders said the city received five general inquiry calls from the public on this case.

Chair Matson asked if there were any comments from the public or Commission on the case.

Troy Clements, who lives in Tenth Hole Estates Ph. II, was present and said his concern is residents of his subdivision currently must go through Moon Meadows Subdivision to get to the main road, Butler Spaeth Road. Mr. Clements said all the children in Moon Meadows do not currently have a park and he has seen them playing in the street. Mr. Clements said the developer shouldn't pay to expand

Sinclair St. when the city owns the property. Mr. Clements said with the development of these 62 lots, Sinclair Street needs to be expanded.

Tom Murphy was present and said while being a Councilman and Mayor for Gillette a tremendous amount of construction took place in the city. Mr. Murphy said in the past, developers would construct main arterial roads. Many roads were built at a tremendous cost to the city, with a traffic master plan then being implemented. Mr. Murphy said while the city constructed Shoshone from Hwy 59 to Enzi, the road from Enzi Dr. forward he believed was constructed by developers, which he said was not constructed as well as the initial roadway the city constructed. Because of this, Mr. Murphy thought the city should build any new arterial roadway including the expansion of Sinclair Street.

Josh Richardson said he supported the new lots being created in Tenth Hole Ph. III. Mr. Richardson asked the city and developer work together for the construction cost for the Sinclair Road expansion. Mr. Richardson thought this would be more effective than the current proposal of directing traffic out of the subdivision via Miranda Avenue.

Joe Schoen, City Engineer, was present and said for the city's budget the expansion of Sinclair Avenue was not currently in the 5-year plan. Mr. Schoen said the road expansion could be done sooner using Urban Systems funds. Chair Matson asked if the road could be built within five years, and Mr. Schoen said with design and construction it could typically be done with in three to five years.

Mr. Schoen said the Transportation Master Plan does call for Sinclair Avenue to be expanded, and new development would put the road expansion higher on the list to be addressed. Shaun Hottell asked if traffic studies had been done to verify if the road in place now will support the proposed new housing. Mr. Schoen said an addendum will need to be submitted with the new plat to address each intersection to verify they meet Engineering standards.

Richard Cone asked how the city prioritized which section of Sinclair Street would be constructed first, and if a certain section could be prioritized first. Mr. Schoen said that could be done when looking at the needs of the road and developments.

Ian Scott inquired if acceptance of this proposed subdivision would then be the catalyst for City Engineering to look into additional extensions of Sinclair Street. Mr. Schoen said yes, and the impact into roadways would be evaluated with any additional development.

Richard Cone asked about the cost of constructing the Sinclair Street expansion, Mr. Schoen said if it were to be done today it would possibly be done with less than \$1 million, however with new water mains and sewer lines a new cost analysis would need to be done.

Chair Matson said with the current housing shortage and with very few lots available to build on, this new subdivision will help with bringing new, affordable housing and help the city look further into the expansion of Sinclair Street.

Troy Clements said a traffic study done in 2011 recommended the expansion of Sinclair Street. Mr. Clements said in speaking with one of developers of this subdivision he was told if the developer was forced to pay for the portion of the

road adjacent to the subdivision, the developer would most likely abort the construction.

Jack Colson asked if the new development would require a park. Clark Sanders said the subdivision regulations require a developer to offer parkland or pay a fee in lieu of parkland. The Parks Board evaluates if there is a need for park land, and the board recommended the fee in lieu of for this subdivision, Clark Sanders said.

There being no further comments or questions, Ian Scott made a motion to approve the case. Shaun Hottell seconded the motion. Motion carried 5/0.

OLD BUSINESS

None

NEW BUSINESS

Clark Sanders said the next meeting will be June 14, 2022.

ADJOURNMENT

The meeting adjourned at 6:42 p.m.

Minutes taken and prepared by Jill McCarty, Sr. Administrative Assistant.



CITY OF GILLETTE
PLANNING COMMISSION
June 14, 2022 6:00:00 PM
Council Chambers
201 E. 5th Street, Gillette, Wyoming
(307)686-5281

DATE: 6/14/2022 6:00:00 PM

CASE NUMBER AND TITLE:

SUB2022-0006

Minor Final Plat – Trail Creek Subdivision

APPLICANT/OWNER:

Trail Creek Properties, LLC

AGENT:

Cevin Imus PLS, Land Surveying, Inc.

CASE SUMMARY:

The owners are seeking approval of a 0.65 acre subdivision located at 204 and 206 W 1st Street.

CASE BACKGROUND:

The proposed 0.65 acre subdivision will create the Trail Creek Subdivision from un-platted land. A lot line will split an existing building into two lots. Lot 1 is 17,505 square feet and Lot 2 will be 10,931 square feet. The owner will be required to provide separate water, sewer and electrical services for both buildings. Utilities are available to provide separate services. Access for both properties is from W 1st Street.

The proposed subdivision is being reviewed to amend the zoning district map from C-3, Business Services District to C-2, Central Business District which will allow for the existing buildings to meet the zoning requirements with no setbacks.

CASE REQUIREMENTS:

1. All comments and concerns listed in Energov shall be addressed.
2. Separate water, sewer, and electrical services shall be provided to each lot.
3. A recorded or an unrecorded plat agreement shall be completed and submitted prior to going the City Council for review
4. The acceptance of the plat is conditional based upon the approval of the zoning request.
5. A filing fee of \$75 shall accompany the final signed mylar, payable to the Campbell County Clerk.
6. Filing fees for any Consent to Subdivide is required to be submitted payable to the Campbell County Clerk.

STAFF RECOMMENDATION:

Staff recommends approval, subject to all Planning Requirements.

CASE MANAGER:

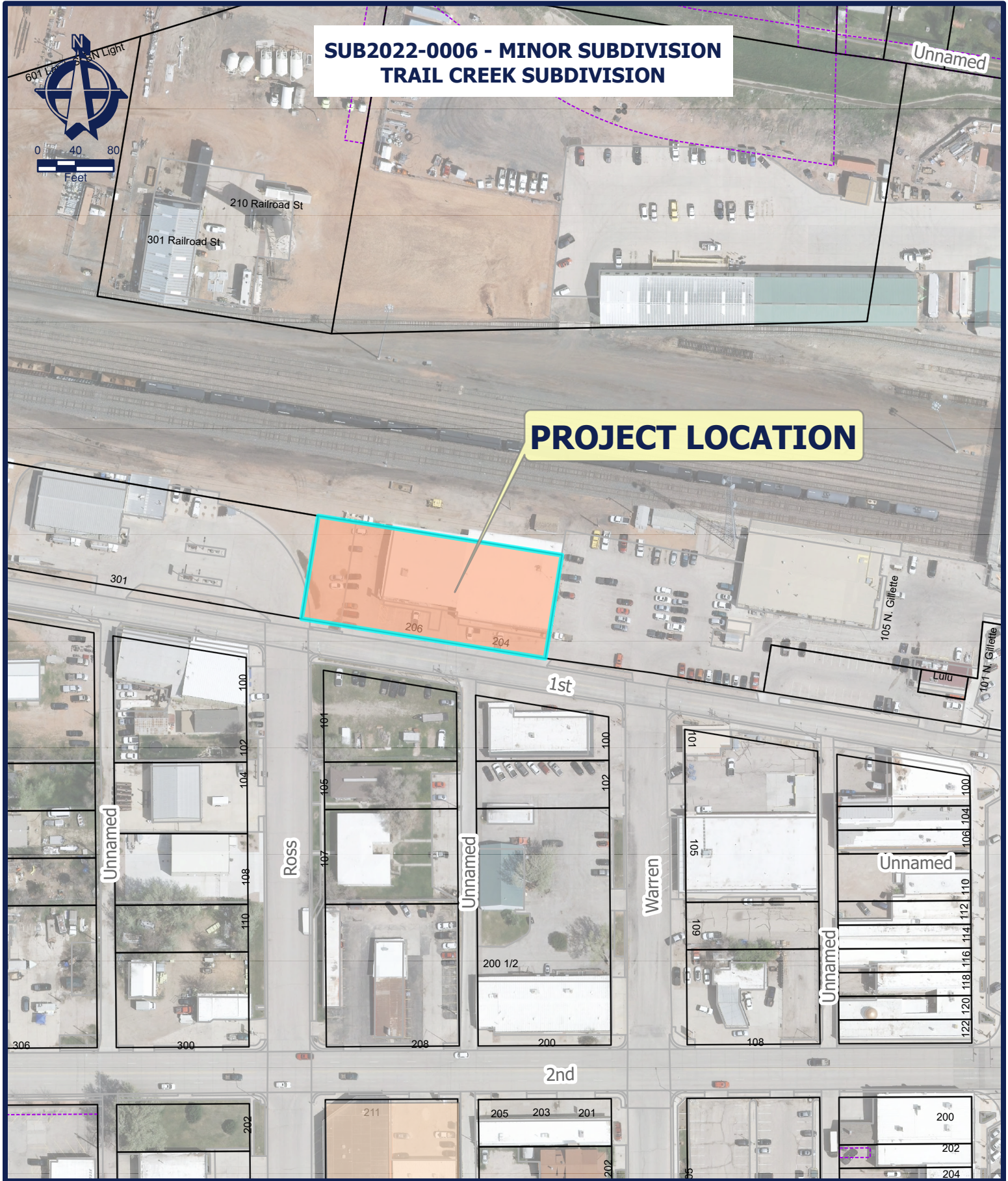
Clark Sanders, Senior Planner

TENTATIVE CITY COUNCIL DATE:

July 12, 2022

ATTACHMENTS:

| |
|--|
| Click to download |
| <input type="checkbox"/> Aerial and Vicinity Map |
| <input type="checkbox"/> Final Plat |
| <input type="checkbox"/> Resolution |
| <input type="checkbox"/> Planning Requirements |



CITY OF GILLETTE

GIS Division
P.O. Box 3003
Gillette, Wyoming 82717-3003
Phone (307) 686-5364
www.gillettewy.gov

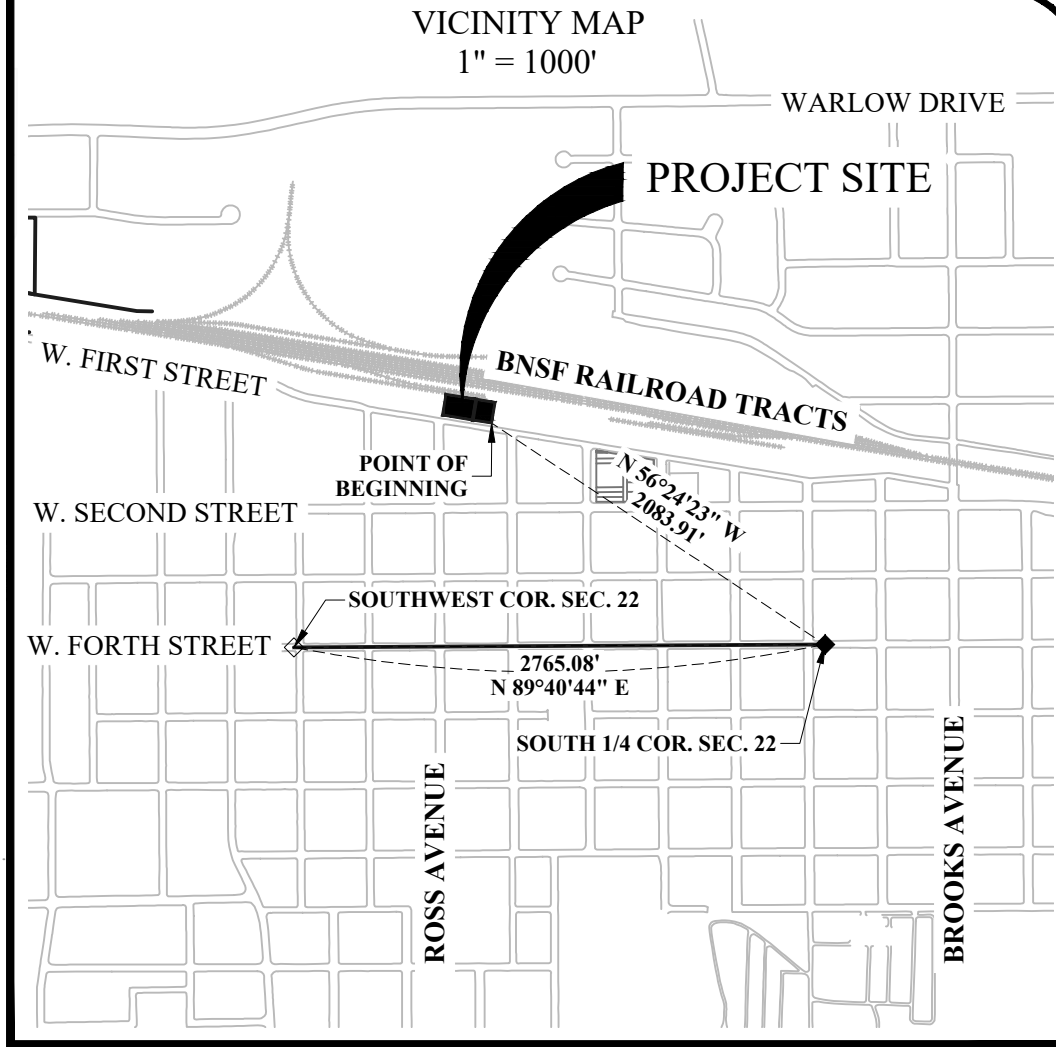
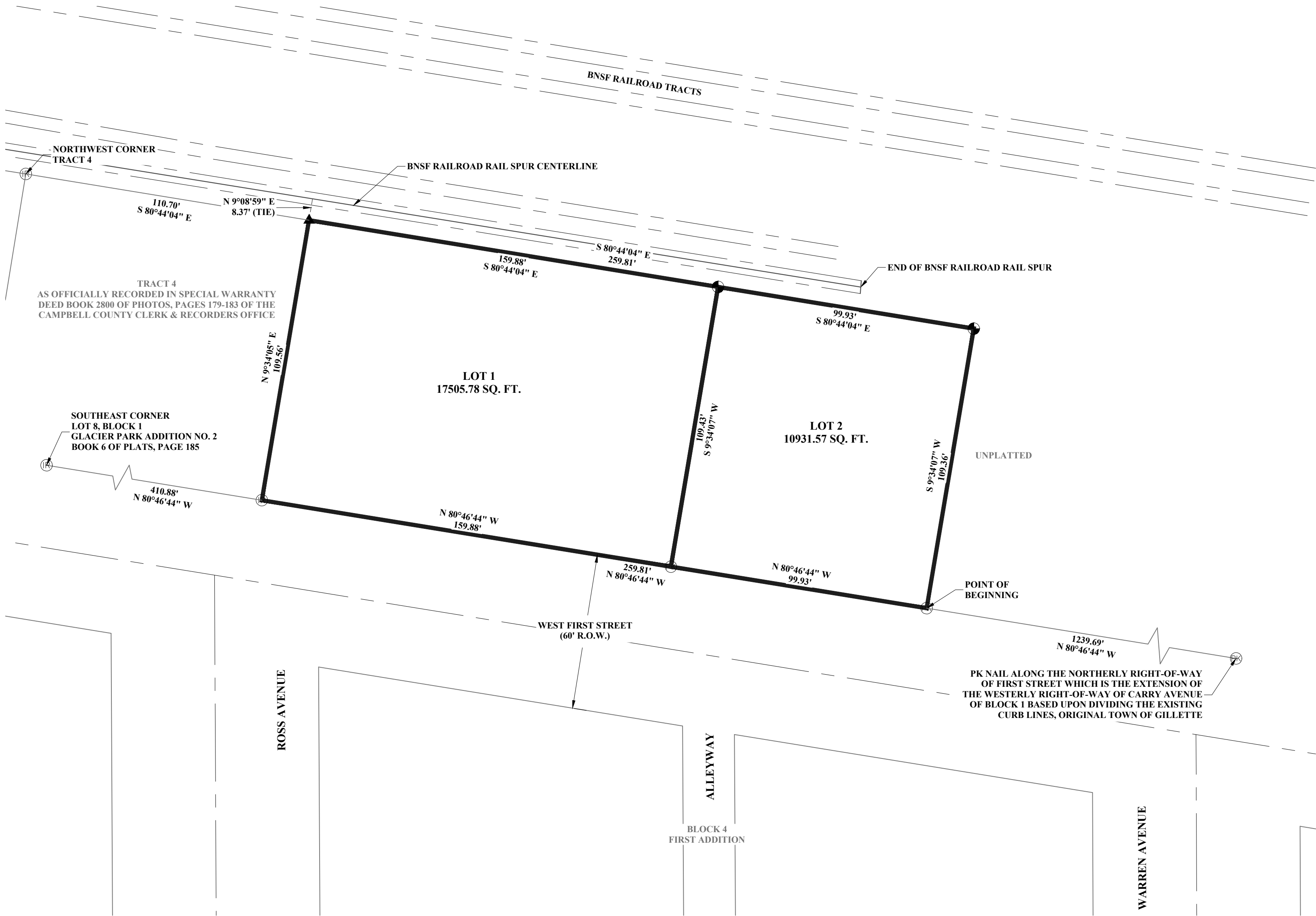
EXHIBIT "A"

5/9/2022 3:52 PM

THE INFORMATION ON THIS DRAWING WAS OBTAINED FROM
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GUARANTEE REGARDING THE ACCURACY OF THIS DRAWING OR
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Responsibility Integrity Dedication

FINAL PLAT
TRAIL CREEK SUBDIVISION,
LOCATED IN A PORTION OF
THE S1/2 SW1/4, OF SECTION 22,
TOWNSHIP 50 NORTH - RANGE 72 WEST OF THE 6TH P.M.,
CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING



BASIS OF BEARING:

MODIFIED STATE PLANE
NAD 83, FIPS ZONE 4901

CONSIDERING THE LINE BETWEEN THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 22, T 50 N - R 72 W, BEARING N 89°40'44" E FOR A DISTANCE OF 2,765.08 FEET, WITH ALL BEARINGS CONTAINED HERE AND BEING RELATIVE THERE TO.

SUMMARY:

TOTAL LOTS: 2
TOTAL AREA: 0.65 ACRES
EXISTING ZONING: C-3 (BUSINESS/SERVICES)
PROPOSED ZONING: C-2 (CENTRAL BUSINESS)

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED CHUCK HENLINE, TRAIL CREEK PROPERTIES, LLC, BEING THE OWNER(S), PROPRIETOR(S), OR PARTIES OF INTEREST IN LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNED AS TRAIL CREEK SUBDIVISION, IS LOCATED IN A PORTION OF THE S1/2 SW1/4 OF SECTION 22, TOWNSHIP 50 NORTH, RANGE 72 WEST, CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING AND PREVIOUSLY DESCRIBED IN THE FOLLOWING WARRANTY DEEDS OFFICIALLY RECORDED IN BOOK 2506 OF PHOTOS, PAGE 521 AND BOOK 2679 OF PHOTOS, PAGE 281 OF THE CAMPBELL COUNTY CLERK & RECORDERS OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22, SAID CORNER BEING MONUMENTED WITH AN ALUMINUM CAP, PLS 9328; THENCE N 89°40'44" E FOR A DISTANCE OF 2,764.98 FEET ALONG THE SOUTH LINE TO THE SOUTH QUARTER CORNER OF SAID SECTION 22, SAID CORNER BEING MONUMENTED WITH A BRASS CAP, ILLEGIBLE; THENCE N 56°24'23" W FOR A DISTANCE OF 2,083.91 FEET TO A POINT INTERSECTING THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF WEST FIRST STREET AND THE SOUTHEAST CORNER OF LOT 2, SAID CORNER BEING MONUMENTED WITH A PK NAIL AND WASHER, POINT OF BEGINNING:

THENCE N 80°46'44" W FOR A DISTANCE OF 259.81 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY BOUNDARY TO THE SOUTHWEST CORNER OF LOT 1, SAID CORNER BEING MONUMENTED WITH A BARE REBAR; THENCE N 9°34'05" E FOR A DISTANCE OF 109.56 FEET TO THE NORTHWEST CORNER OF LOT 1, SAID CORNER BEING MONUMENTED WITH A REBAR WITH A BENT CAP INSERT; THENCE S 80°44'04" E FOR A DISTANCE OF 259.81 FEET TO THE NORTHEAST CORNER OF LOT 2, SAID CORNER BEING MONUMENTED WITH A 2022 ALUMINUM CAP, PLS 9328; THENCE S 9°34'07" W FOR A DISTANCE OF 109.36 FEET TO THE POINT OF BEGINNING:

SAID PARCEL CONTAINING 28,437.35 SQ. FT (0.65 ACRES), MORE OR LESS.

THAT THIS SUBDIVISION, AS IT IS DESCRIBED AND AS APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED IN LOTS, TRACTS, STREETS AND EASEMENTS, AND

THAT THE UNDERSIGNED OWNERS AND PROPRIETORS OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DO HEREBY DEDICATE TO THE CITY OF GILLETTE FOR PERPETUAL PUBLIC USE, ALL STREETS, ALLEYS, EASEMENTS AND OTHER PUBLIC LANDS WITHIN THE BOUNDARY LINES OF THE PLAT AS INDICATED AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.

UTILITY EASEMENTS AS DESIGNATED ON THIS PLAT ARE HEREBY DEDICATED TO THE CITY OF GILLETTE AND ITS LICENSEES FOR PERPETUAL PUBLIC USE FOR INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING WATER LINES, SEWERS, GAS LINES, ELECTRICAL LINES, TELEPHONE LINES, CABLE TV LINES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC.

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

ACKNOWLEDGEMENTS

EXECUTED THIS ____ DAY OF ____, 2022, BY:

CHUCK HENLINE, TRAIL CREEK PROPERTIES, LLC (OWNER)

STATE OF _____)
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
CHUCK HENLINE, TRAIL CREEK PROPERTIES, LLC (OWNER)
THIS ____ DAY OF ____, 2022,

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

LEGEND

- ⊕ (SET) PK AND WASHER PLS 9328
- ▲ (SET) 2022 ALUMINUM CAP, PLS 9328
- ⬢ (FOUND) REBAR WITH BENT CAP INSERT
- Ⓢ (FOUND) 5/8" REBAR
- ◇ (FOUND) ALUMINUM CAP, PLS 9328
- ◆ (FOUND) BRASS CAP, ILLEGIBLE

APPROVALS

DATA ON THIS PLAT REVIEWED THIS ____ DAY OF ____, 2022,
BY THE CITY ENGINEER OF GILLETTE, WYOMING.

CITY ENGINEER _____

THIS PLAT APPROVED BY THE CITY OF GILLETTE PLANNING COMMISSION THIS

____ DAY OF ____, 2022,

CHAIRMAN _____ SECRETARY _____

APPROVED BY THE CITY COUNCIL OF THE CITY OF GILLETTE, WYOMING THIS
____ DAY OF ____, 2022,

MAYOR _____ CITY CLERK _____

RECORDING INFORMATION

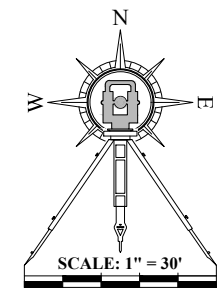
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT

____ O'CLOCK ____ M. THIS ____ DAY OF ____, 2022, AND IS

DULY RECORDED IN BOOK NUMBER ____ OF PLATS, PAGE NUMBER ____.

COUNTY CLERK _____

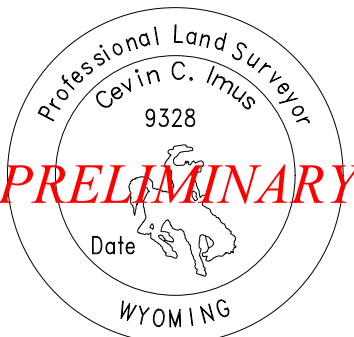
FINAL PLAT
TRAIL CREEK SUBDIVISION,
LOCATED IN A PORTION OF
THE S1/2 SW1/4, OF SECTION 22,
TOWNSHIP 50 NORTH - RANGE 72 WEST OF THE 6TH P.M.,
CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING



PAGE: 1 OF 1
DATE: 5/26/2022
FILE: 22113A_PLAT

PREPARED FOR:
TRAIL CREEK PROPERTIES, LLC
4900 FALLS OF NEUSE ROAD, SUITE 150
RALEIGH, NC 27609

PREPARED BY:
LAND SURVEYING INCORPORATED
209 N. WORKS AVENUE
GILLETTE, WY 82716
1-307-682-1661 www.lsi-inc.us



SURVEYOR'S CERTIFICATE

I, KEVIN C. IMUS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT, AND COMPLETE PLAT OF TRAIL CREEK SUBDIVISION, AS LAID OUT, PLATTED, AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY AND IMPROVEMENTS BY AARON BICKNESE, UNDER MY DIRECT SUPERVISION.

DATE OF PLAT OR MAP: MAY 2022 (KEVIN C. IMUS)

RESOLUTION NO.

**A RESOLUTION APPROVING AND AUTHORIZING THE
FINAL PLAT OF TRAIL CREEK SUBDIVISION TO THE CITY
OF GILLETTE, WYOMING, SUBJECT TO ALL PLANNING
REQUIREMENTS.**

WHEREAS, the Final Plat of Trail Creek Subdivision; to the City of Gillette, Wyoming has been approved by the City of Gillette Planning Commission by a majority of its members on June 14, 2022, with Planning Requirements.

WHEREAS, the recording of the Final Plat of Trail Creek Subdivision; to the City of Gillette, Wyoming; with the Campbell County Clerk and Ex-Officio Recorder of Deeds, is subject to meeting all Planning Requirements approved by the Planning Commission on June 14, 2022

THEREFORE, IT IS RESOLVED BY THE GOVERNING BODY OF THE CITY OF GILLETTE, WYOMING, THAT:

the Final Plat of Trail Creek Subdivision; to the City of Gillette, Wyoming, Wyoming has been approved by the City of Gillette, Wyoming as prepared by Land Surveying, Inc., signed by Cevin C. Imus, Professional Land Surveyor, Wyoming Registration Number 9328, is hereby approved for filing with the Campbell County Clerk and Ex-Officio Recorder of Deeds.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2022.

Eric Hanson, Mayor

(S E A L)

ATTEST:

Cindy Staskiewicz, City Clerk

Planning Requirements

SUB2022-0006

Final Plat - Trail Creek Subdivision

1. All comments and concerns listed in Energov shall be addressed.
2. Separate water, sewer, and electrical services shall be provided to each lot.
3. A recorded or an unrecorded plat agreement shall be completed and submitted prior to going the City Council for review
4. The acceptance of the plat is conditional based upon the approval of the zoning request.
5. A filing fee of \$75 shall accompany the final signed mylar, payable to the Campbell County Clerk.
6. Filing fees for any Consent to Subdivide is required to be submitted payable to the Campbell County Clerk.



**CITY OF GILLETTE
PLANNING COMMISSION
June 14, 2022 6:00:00 PM
Council Chambers
201 E. 5th Street, Gillette, Wyoming
(307)686-5281**

DATE: 6/14/2022 6:00:00 PM

CASE NUMBER AND TITLE:

ZMA2022-0007

Zoning Map Amendment – 204 and 206 W 1st Street

APPLICANT/OWNER:

Trail Creek Properties, LLC

AGENT:

Cevin Imus, PLS, Land Surveying, Inc.

CASE SUMMARY:

The owner is proposing to rezone 0.65 Acres of land located at 204 and 206 W 1st Street.

CASE BACKGROUND:

The owner is proposing to rezone 0.65 acres of land from C-3, Business and Service District to C-2, Central Business District. This property is located at 204 and 206 W 1st Street and is bounded on the north by Burlington Northern Railroad Property and on the east, west, and south by various commercial properties. The proposed rezone will merge with the C-2 Central Business District on the south. The owner is proposing a subsequent subdivision to create 2 parcels. The C-2, Central Business District does not have setback requirements thus, allowing for a lot split between buildings. The neighboring districts are as follows:

North: C-3, Business/Service District

East: C-3, Business/Service District

West: I-1, Light Industrial District

South: C-1, General Commercial District, and C-2, Central Business District

Pursuant to Section 12 of the City of Gillette's Zoning Ordinance, a Zoning Map Amendment shall not be approved except to:

- (1) Correct an obvious error, or
- (2) Recognize changing conditions in the City

The proposal to rezone 0.65 acres of located at 204 and 206 W 1st Street from C-3, Business and Services District to C-2, Central Business District, recognizes the changing conditions in the City.

CASE REQUIREMENTS:

None

STAFF RECOMMENDATION:

Staff recommends approval.

CASE MANAGER:

Clark Sanders, Senior Planner

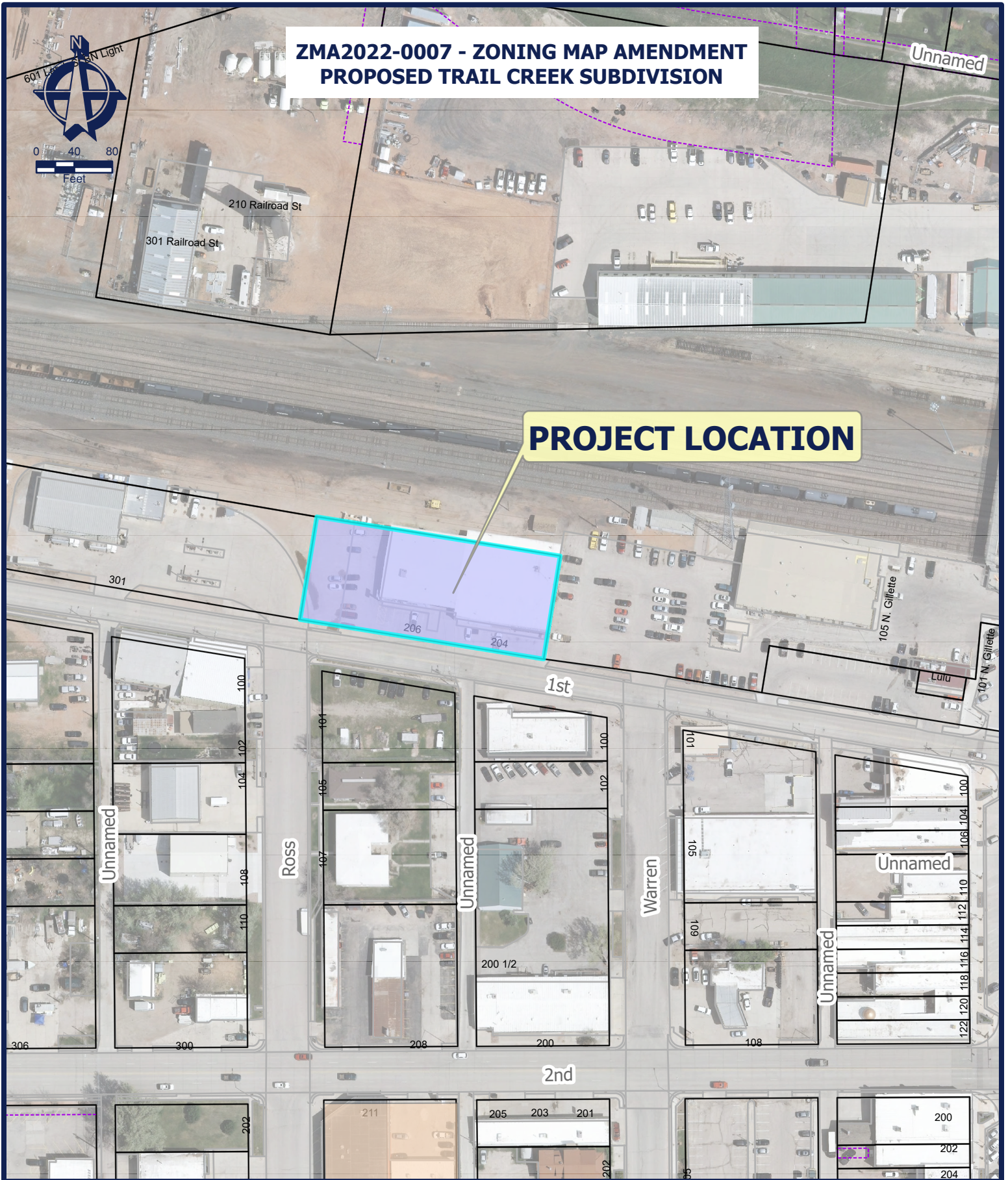
TENTATIVE CITY COUNCIL DATE:

June 21, 2022

ATTACHMENTS:

| |
|--|
| Click to download |
| <input type="checkbox"/> Aerial and Vicinity Map |
| <input type="checkbox"/> Ordinance |
| <input type="checkbox"/> Planning Requirements |

ZMA2022-0007 - ZONING MAP AMENDMENT PROPOSED TRAIL CREEK SUBDIVISION



CITY OF GILLETTE

GIS Division
P.O. Box 3003
Gillette, Wyoming 82717-3003
Phone (307) 686-5364
www.gillettewy.gov

EXHIBIT "A"

5/9/2022 3:52 PM

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Productivity Service With P.R.I.D.E. Enthusiasm
Responsibility Integrity Dedication

ORDINANCE NO.

AN ORDINANCE TO AMEND THE DISTRICT ZONING MAP OF THE CITY OF GILLETTE,
WYOMING, 204 AND 206 W 1ST STREET
FROM C-3, BUSINESS AND SERVICES DISTRICT TO C-2, CENTRAL BUSINESS DISTRICT,
AS SHOWN ON THE ATTACHED EXHIBIT "A" MAP

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF GILLETTE, WYOMING, THAT:

Section 1. Legal Description

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22, SAID CORNER BEING MONUMENTED WITH AN ALUMINUM CAP, PLS 9328; THENCE N 89°40'44" E FOR A DISTANCE OF 2,764.98 FEET ALONG THE SOUTH LINE TO THE SOUTH QUARTER CORNER OF SAID SECTION 22, SAID CORNER BEING MONUMENTED WITH A BRASS CAP, ILLEGIBLE; THENCE N 56°24'23" W FOR A DISTANCE OF 2,083.91 FEET TO A POINT INTERSECTING THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF WEST FIRST STREET AND THE SOUTHEAST CORNER OF LOT 2, SAID CORNER BEING MONUMENTED WITH A PK NAIL AND WASHER, POINT OF BEGINNING:

THENCE N 80°46'44" W FOR A DISTANCE OF 259.81 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY BOUNDARY TO THE SOUTHWEST CORNER OF LOT 1, SAID CORNER BEING MONUMENTED WITH A BARE REBAR; THENCE N 9°34'05" E FOR A DISTANCE OF 109.56 FEET TO THE NORTHWEST CORNER OF LOT 1, SAID CORNER BEING MONUMENTED WITH A REBAR WITH A BENT CAP INSERT; THENCE S 80°44'04" E FOR A DISTANCE OF 259.81 FEET TO THE NORTHEAST CORNER OF LOT 2, SAID CORNER BEING MONUMENTED WITH A 2022 ALUMINUM CAP, PLS 9328; THENCE S 9°34'07" W FOR A DISTANCE OF 109.36 FEET TO THE POINT OF BEGINNING

SAID PARCEL CONTAINING 28,438.80 SQ. FT (0.65 ACRES), MORE OR LESS.

Section 2. Zoning Amendment

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22, SAID CORNER BEING MONUMENTED WITH AN ALUMINUM CAP, PLS 9328; THENCE N 89°40'44" E FOR A DISTANCE OF 2,764.98 FEET ALONG THE SOUTH LINE TO THE SOUTH QUARTER CORNER OF SAID SECTION 22, SAID CORNER BEING MONUMENTED WITH A BRASS CAP, ILLEGIBLE; THENCE N 56°24'23" W FOR A DISTANCE OF 2,083.91 FEET TO A POINT INTERSECTING THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF WEST FIRST STREET AND THE SOUTHEAST CORNER OF LOT 2, SAID CORNER BEING MONUMENTED WITH A PK NAIL AND WASHER, POINT OF BEGINNING:

THENCE N 80°46'44" W FOR A DISTANCE OF 259.81 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY BOUNDARY TO THE SOUTHWEST CORNER OF LOT 1, SAID CORNER BEING MONUMENTED WITH A BARE REBAR; THENCE N 9°34'05" E FOR A DISTANCE OF 109.56 FEET TO THE NORTHWEST CORNER OF LOT 1, SAID CORNER BEING MONUMENTED WITH A REBAR WITH A BENT CAP INSERT; THENCE S 80°44'04" E FOR A DISTANCE OF 259.81 FEET TO THE NORTHEAST CORNER OF LOT 2, SAID CORNER BEING MONUMENTED WITH A 2022 ALUMINUM CAP, PLS 9328; THENCE S 9°34'07" W FOR A DISTANCE OF 109.36 FEET TO THE POINT OF BEGINNING

From C-3, Business and Services District to C-2, Central Business District. The Property is Shown on the Attached Exhibit "A" Map

PASSED, APPROVED AND ADOPTED this ____ day of _____, 2022.

Eric Hanson, Mayor

(S E A L)

ATTEST:

Cindy Staskiewicz, City Clerk

Publication Date:

Planning Requirements

ZMA2022-0007

**Zoning Map Amendment - 204 AND 206 W 1ST STREET
REZONE**

The Planning Requirements are as follows:

None



**CITY OF GILLETTE
PLANNING COMMISSION
June 14, 2022 6:00:00 PM
Council Chambers
201 E. 5th Street, Gillette, Wyoming
(307)686-5281**

DATE: 6/14/2022 6:00:00 PM

CASE NUMBER AND TITLE:

DP2022-0001

Development Plan – U-Haul

APPLICANT/OWNER:

Drex Johnson, Amerco Real Estate/U-Haul International

AGENT:

Emily Felton, Kimley-Horn and Associates, Inc.

CASE SUMMARY:

The owner is requesting the construction of a new U-Haul indoor storage facility and outdoor container and vehicle rental to be located on Lot 2 of the F-XXIV Subdivision, more simply known as 1125 Boxelder Road.

CASE BACKGROUND:

Prior to any building or zoning permits being issued the Development Plan is required to be filed at the office of the Campbell County Clerk. The owner is requesting the construction of a new indoor storage facility and outdoor container and vehicle rental to be located on Lot 2 of the F-XXIV Subdivision more simply known as 1125 Boxelder Road.

Access to the lot will be from Boxelder Road and water, sewer and electric is available to service the commercial area. The plan provides for sufficient parking and access.

The lot is currently zoned C-1, General Commercial and is surrounded to the south and west by C-1, General Commercial zoning, Agricultural zoning to the east, and I-90 to the north which is zoned as 1-2, Heavy Industrial. This proposal is compatible with the Land Use Plan as the Land Use Plan envisions this area to develop as General Commercial.

The Parks and Beautification Board approved the Landscape Plan on March 17, 2022.

CASE REQUIREMENTS:

1. All comments and concerns in EnerGov and Bluebeam must be addressed.
2. Prior to any building or zoning permits, the approved Development Plan must be filed at the office of the Campbell County Clerk.
3. Any signage on the building or monument/pole signs will require a separate permit.
4. Documentation for a Grading Easement with the adjacent property owner that has been filed with

the Campbell County Clerk must be submitted to the City of Gillette Planning Division prior to any Zoning, Building, and Engineering permits issued. If a Grading Easement is not secured, the Development Plan will need to be adjusted accordingly and reviewed by City Staff prior to the issuance of any permits.

STAFF RECOMMENDATION:

Staff recommends approval, subject to all Planning Requirements.

CASE MANAGER:

Meredith Duvall, Senior Planner

TENTATIVE CITY COUNCIL DATE:

N/A

ATTACHMENTS:

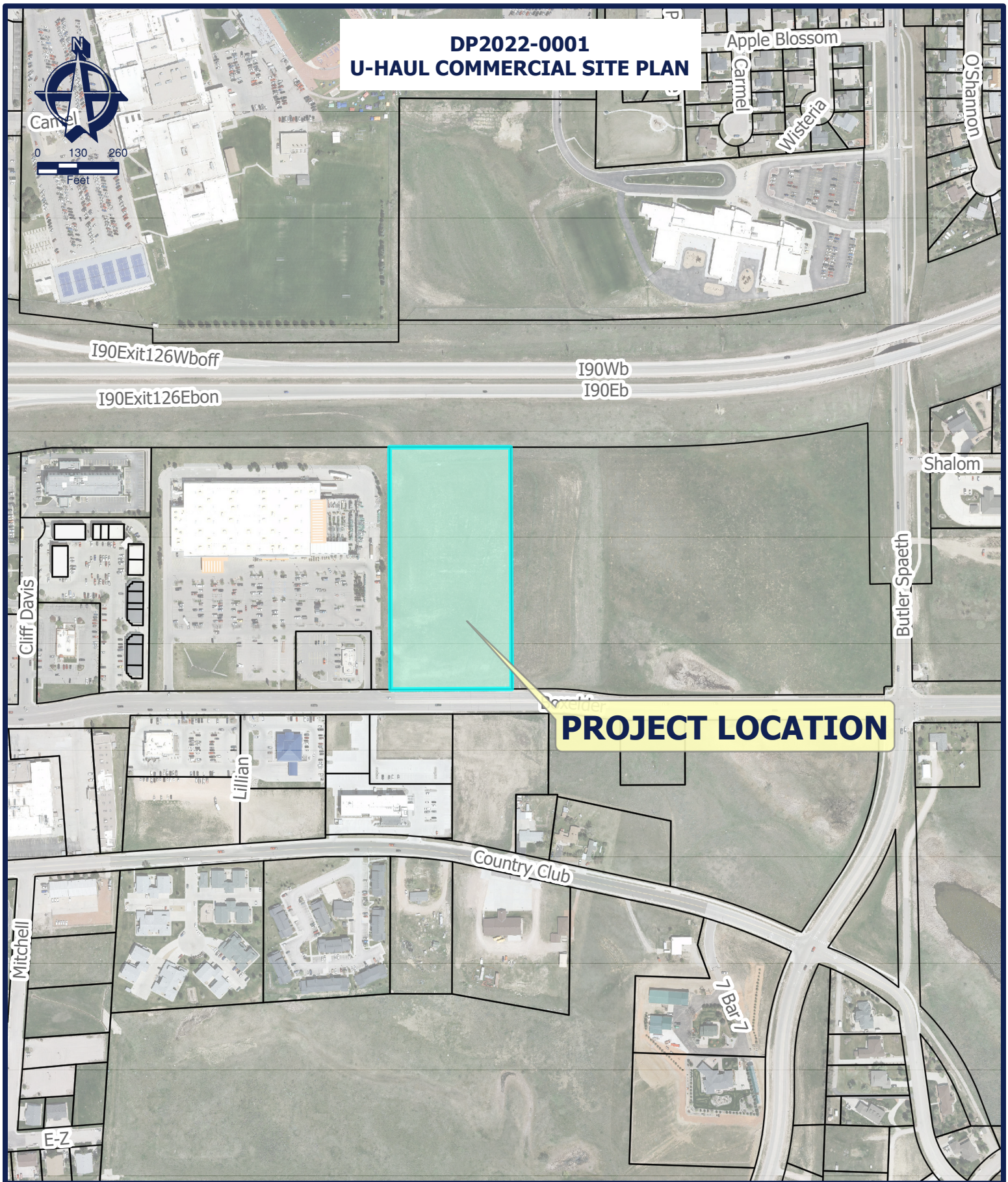
| | |
|--------------------------|---------------------------------------|
| Click to download | |
| <input type="checkbox"/> | Planning Requirements |
| <input type="checkbox"/> | Vicinity Sketch |
| <input type="checkbox"/> | Plat |

Planning Requirements

DP2022-0001

Development Plan – U-Haul

1. All comments and concerns in EnerGov and BlueBeam must be addressed.
2. Prior to any building or zoning permits, the approved Development Plan must be filed at the office of the Campbell County Clerk.
3. Any signage on the building or monument/pole signs will require a separate permit.
4. Documentation for a Grading Easement with the adjacent property owner that has been filed with the Campbell County Clerk must be submitted to the City of Gillette Planning Division prior to any Zoning, Building, and Engineering permits issued. If a Grading Easement is not secured, the Development Plan will need to be adjusted accordingly and reviewed by City Staff prior to the issuance of any permits.



**DP2022-0001
U-HAUL COMMERCIAL SITE PLAN**

PROJECT LOCATION



CITY OF GILLETTE

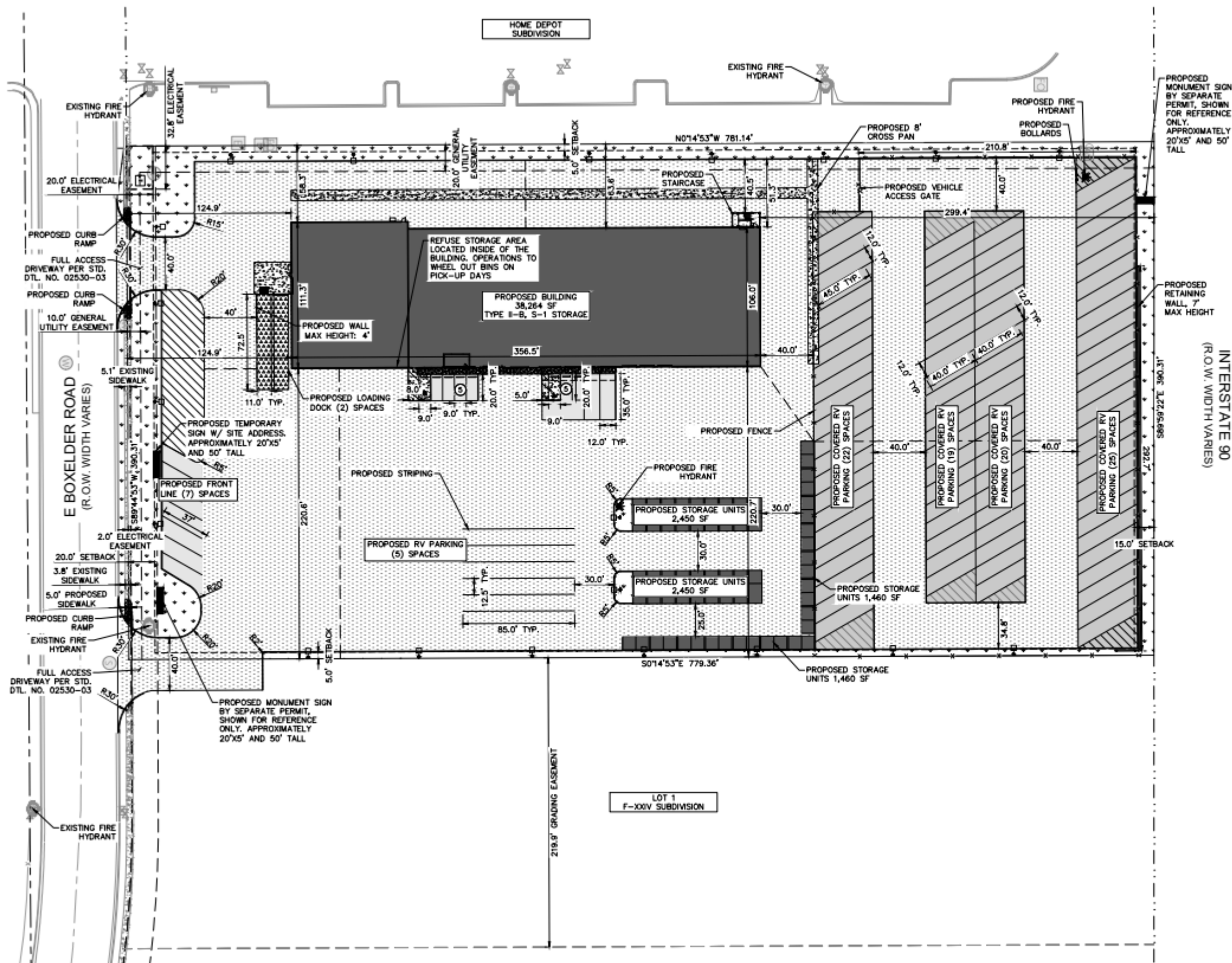
GIS Division
P.O. Box 3003
Gillette, Wyoming 82717-3003
Phone (307) 686-5364
www.gillettewy.gov

EXHIBIT "A"

2/25/2022 11:33 AM

THE INFORMATION ON THIS DRAWING WAS OBTAINED FROM
RECORD AND DESIGN DRAWINGS. THE CITY OF GILLETTE MAKES NO
GUARANTEE REGARDING THE ACCURACY OF THIS DRAWING OR
THE INFORMATION CONTAINED THEREIN.

Productivity **Service With P.R.I.D.E.** Enthusiasm
Responsibility Integrity Dedication



LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- - - SETBACK LINE
- PROPOSED CURB AND GUTTER
- - - PROPOSED FENCE TO BE PERMITTED UNDER SEPARATE PERMIT, SHOWN FOR REFERENCE ONLY
- - - PROPOSED MONUMENT SIGN BY SEPARATE PERMIT, SHOWN FOR REFERENCE ONLY, APPROXIMATELY 20'X5' AND 50' TALL
- PROPOSED STANDARD DUTY CONCRETE PAVEMENT
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED MEDIUM DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- EXISTING CONCRETE SIDEWALK
- PROPOSED LANDSCAPE
- PROPOSED BUILDING
- Ⓢ PROPOSED PARKING COUNT
- ♿ PROPOSED ACCESSIBLE PARKING

NOTES

1. NO ITEMS WIDER THAN 18" MAY BE TALLER THAN 30" WITHIN PEDESTRIAN SIGHT TRIANGLES.
2. CORNER SIGHT TRIANGLES SHALL BE FREE OF ALL ITEMS OVER 30" IN HEIGHT EXCEPT FOR TRAFFIC CONTROL DEVICES AND EQUIPMENT.
3. NO ITEMS WIDER THAN 18" MAY BE TALLER THAN 30" EXCEPT STREET TREES AND TRAFFIC CONTROL DEVICES AND EQUIPMENT ARE PERMITTED WITHIN AASHTO SIGHT TRIANGLES.
4. INTEGRAL COLORED CONCRETE SHALL BE DAVIS COLOR 860, GRAPHITE (IRON OXIDE) WITH A POWDER DOSE RATE OF 10 LBS PER 94 LB. SACK OF CEMENT OR APPROVED EQUAL. INTEGRAL COLORED CONCRETE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
5. NO CONSTRUCTION ACCESS, ACTIVITY, OR STORAGE OF MATERIALS/ DEBRIS/ EQUIPMENT IS PERMITTED WITHIN TREE PROTECTION ZONES, INCLUDING GRADING, INSTALLATION OF UNDERGROUND UTILITIES, INSTALLATION OF SITE IMPROVEMENTS, AND/OR GRUBBING. ALL CONSTRUCTION ACTIVITY MUST OCCUR OUTSIDE TREE PROTECTION ZONES.
6. ALL EXISTING GRADES WITHIN TREE PROTECTION ZONE (TPZ) BOUNDARIES MUST REMAIN AS-IS. ALL PROPOSED GRADE CHANGES MUST OCCUR ENTIRELY OUTSIDE TPZ BOUNDARIES.
7. TYPICAL PAVEMENT SECTIONS SEE SHEET 7.0

Kimley»Horn
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 3801 AUTUMN WAY, SUITE 210
 FORT COLLINS, COLORADO 80525 (303) 228-2300

U-HAUL OF GILLETTE
 CITY OF GILLETTE, WYOMING
 CONSTRUCTION DOCUMENTS
 SITE PLAN

PROJECT NO.
 196343000
 SHEET
 C3.0

